

OWNERSHIP FOR 55-1918 ( 2 Owners)

RUN DATE: 10/15/2014

NO.	NAME/ADDRESS	INT %	REMARKS
-----*			
1.	Culver R. Andersen Family Trust	%	13.24 acft., 3.31 acre
	Culver R. Andersen & Lois P. Andersen, Trustees, 820 East Evergreen Drive, American Fork UT 84003		
-----*			
2.	James E. Peters	%	
	820 East Evergreen Avenue, American Fork UT 84003		
-----*			



GARY R. HERBERT  
*Governor*  
SPENCER J. COX  
*Lieutenant Governor*

# State of Utah

## DEPARTMENT OF NATURAL RESOURCES Division of Water Rights

MICHAEL R. STYLER  
*Executive Director*

KENT L. JONES  
*State Engineer/Division Director*

October 15, 2014

CULVER R. ANDERSEN FAMILY TRUST  
CULVER R. ANDERSEN & LOIS P. ANDERSEN, TRUSTEES  
820 EAST EVERGREEN DRIVE  
AMERICAN FORK UT 84003

RE: Report of Water Right Conveyance for Water Right file: **55-1918 (U3055)**

Dear Water User:

Thank you for submitting a Report of Water Right Conveyance (ROC) to update owner contact information on the water right records of the Division of Water Rights. The Division has completed the processing of your ROC, so our records now reflect the information you have provided. As a water right owner, it is important that you continue to maintain a current mailing address with this office so that we may contact you if the need arises. Instructions and forms to update your address are available on our website at <http://waterrights.utah.gov> or can be obtained in any of our offices.

If you have questions or need further assistance, please feel free to contact our office at (801)538-7240.

Sincerely,

Kent L. Jones, P.E.  
State Engineer

# REPORT OF WATER RIGHT CONVEYANCE

\$40 Fee Rec'd BY CC 00 4186 GK  
Receipt # 14-03744

USE THIS CONVEYANCE REPORT FORM WHEN ONLY A PORTION OF THE WATER RIGHT IS CONVEYED.

WATER RIGHT # 55-1918

## SECTION A. WATER RIGHT INTEREST CONVEYED

1. New Owner(s) Culver R. Andersen Family Trust

2. Mailing Address 820 East Evergreen Dr. American Fork, UT 84003

The above party(s) own the following portions of the water right as described above :

3. Beneficial Uses	Sole Supply Limit	
Irrigation	<u>3.31</u>	(acres)
Stockwatering		(ELUs)
Domestic		(families)
Municipal		(ac ft)
Industrial		(ac ft)
Other		

4. Diversion Limit (acre feet) 13.24

5. Special Conditions of Conveyances Last two deeds show what has been deeded away, leaving The Trust with 3.31 acres.

The above party(s) own the following hereafter portions of the **change applications** listed above.

6. Beneficial Uses	Total		Sole Supply Limit	
Irrigation		(acres)		(acres)
Stockwatering		(ELUs)		(ELUs)
Domestic		(families)		(families)
Municipal		(ac ft)		(ac ft)
Industrial		(ac ft)		(ac ft)
Other				

7. Diversion Limit (acre-feet) \_\_\_\_\_

8. Special Conditions of Conveyances Related To Change Applications \_\_\_\_\_

RECEIVED GK

OCT 14 2014

WATER RIGHTS  
SALT LAKE

This report is only to update ownership interest records. If a change is desired in any other aspect of the water right, a change application must be filed.

# REPORT OF WATER RIGHT CONVEYANCE

WATER RIGHT # 55-1918

## SECTION B. CERTIFICATION

I, Juel Belmont, certify that I retained Riley Water Consulting to prepare and submit this Report of Water Right Conveyance on my behalf as the owner (grantee) described in Section A or as the representative of the current owners described in Section A. If this report was prepared as authorized by Administrative Rule R655-3-3, I further certify that the information contained herein or attached hereto is true and accurate to the best of my knowledge.

Juel Belmont  
Signature

October 3 2014  
Date

801 756-4616  
Phone #

## FOR LICENSED PROFESSIONALS ONLY

I, James E. Riley, certify that I am licensed as a Professional Engineer in the State of Utah, that my license number is 1664480-2202, that I have reviewed the attached documents and have prepared this Report of Water Right Conveyance or that it was done under my direct supervision, and that the information contained herein or attached hereto is true and accurate to the best of my knowledge. I further certify that the documents attached hereto evidence the ownership interest of the New Owner(s), named in Section A, in the water right interest listed in Section A:

James E. Riley  
Signature

10/03/2014  
Date

801.355.1883  
Phone #

Address: 175 S Main Street, Suite 1330, SLC, UT 84111

This report was prepared for the purpose of updating the records of the Division of Water Rights. This report is not a title opinion based on a complete title search. It does not warrant or guarantee title to water rights.

## SECTION C. DIVISION OF WATER RIGHTS - FOR OFFICIAL USE ONLY

Received: 10 / 14 / 14

Filed: 10 / 15 / 14

Reviewed By: SA

Database Changed: 10 / 14 / 14

By: SA

File Changed: 10 / 15 / 14

By: SA

New File Number based on Segregation

Remarks: Culver Anderson Family Trust receives 3.31 acre  
per professional submitted.

Fast & Decisive with ROC for informational purposes only.

## AMOUNT OF WATER RIGHT RETAINED

James Peters retains 84.14 acres,  
466 cfs  
1.6 cfs

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WATER RIGHTS  
SALT LAKE

No agency of the State of Utah warrants or guarantees title to certain water rights. The water right ownership information of record in the Division of Water Rights concerning this water is based on the information which has been submitted by this Report of Water Right Conveyance.

REPORT OF WATER RIGHT CONVEYANCE

**SECTION D. CONVEYANCE SUMMARY SHEET** 1 **WATER RIGHT #** 55-1918

**USE THIS SUMMARY ONLY A PORTION OF THE WATER RIGHT IS CONVEYED.**

1. Assignment ☐ Warranty Deed ☒ Quitclaim Deed ☐ Sheriff's Deed ☐ Trustee's Deed ☐ Water Deed ☐  
Other : \_\_\_\_\_

2. Date Signed 02 / 28 / 1950 Date Recorded 03 / 08 / 1950

Book \_\_\_\_\_ Page # 582 Recorder's # 2396 ()

3. Grantor Peters, James E.

**4. Portion of Beneficial Uses Conveyed**

	<u>From Water Right</u>		<u>From Pending Change Applications</u>
	<u>Sole Supply Limit</u>		<u>Sole Supply Limit</u>
Irrigation	<u>53</u> (acres)		_____ (acres)
Stockwatering	_____ (ELUs)		_____ (ELUs)
Domestic	_____ (families)		_____ (families)
Municipal	_____ (ac ft)		_____ (ac ft)
Industrial	_____ (ac ft)		_____ (ac ft)
Other _____	_____		_____

5. Diversion Limit (acre-feet) 212

6. Grantee(s) Culver R. Andersen and Lois P. Andersen

7. Mailing Address : \_\_\_\_\_

8. Special Conditions of Conveyance \_\_\_\_\_

1. Assignment ☐ Warranty Deed ☐ Quitclaim Deed ☒ Sheriff's Deed ☐ Trustee's Deed ☐ Water Deed ☐  
Other : \_\_\_\_\_

2. Date Signed 11 / 14 / 1980 Date Recorded 12 / 04 / 1980

Book 1880 Page # 694 Recorder's # 41924 ()

3. Grantor Culver R. Andersen and Lois P. Andersen

**4. Portion of Beneficial Uses Conveyed**

	<u>From Water Right</u>		<u>From Pending Change Applications</u>
	<u>Sole Supply Limit</u>		<u>Sole Supply Limit</u>
Irrigation	<u>12</u> (acres)		_____ (acres)
Stockwatering	_____ (ELUs)		_____ (ELUs)
Domestic	_____ (families)		_____ (families)
Municipal	_____ (ac ft)		_____ (ac ft)
Industrial	_____ (ac ft)		_____ (ac ft)
Other _____	_____		_____

5. Diversion Limit (acre-feet) 48

6. Grantee(s) Culver R. Andersen Family Trust

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**OCT 14 2014**

7. Mailing Address : \_\_\_\_\_

8. Special Conditions of Conveyance This deed puts the water in the Trust, the following two deeds are deeding a portion of the water to other people. Leaving 3.31 acres in the Trust.

**SECTION D. CONVEYANCE SUMMARY SHEET** 2 **WATER RIGHT #** 55-1918

**USE THIS SUMMARY ONLY A PORTION OF THE WATER RIGHT IS CONVEYED.**

1. Assignment ☐ Warranty Deed ☒ Quitclaim Deed ☐ Sheriff's Deed ☐ Trustee's Deed ☐ Water Deed ☐  
Other : \_\_\_\_\_

2. Date Signed 01 / 19 / 1990 Date Recorded      /      /       
Book 2659 Page # 726 Recorder's # 1974 ()

3. Grantor Culver R. Andersen Family Trust

**4. Portion of Beneficial Uses Conveyed**

	<u>From Water Right</u>		<u>From Pending Change Applications</u>
	<u>Sole Supply Limit</u>		<u>Sole Supply Limit</u>
Irrigation	<u>2.57</u>	(acres)	_____ (acres)
Stockwatering	_____	(ELUs)	_____ (ELUs)
Domestic	_____	(families)	_____ (families)
Municipal	_____	(ac ft)	_____ (ac ft)
Industrial	_____	(ac ft)	_____ (ac ft)
Other	_____		_____

5. Diversion Limit (acre-feet) 10.28

6. Grantee(s) Rand A. Patterson

7. Mailing Address : \_\_\_\_\_

8. Special Conditions of Conveyance \_\_\_\_\_

1. Assignment ☐ Warranty Deed ☒ Quitclaim Deed ☐ Sheriff's Deed ☐ Trustee's Deed ☐ Water Deed ☐  
Other : \_\_\_\_\_

2. Date Signed 10 / 02 / 2005 Date Recorded 10 / 05 / 2005  
Book \_\_\_\_\_ Page # \_\_\_\_\_ Recorder's # 112866:2005 ()

3. Grantor Culver R. Andersen Family Trust

**4. Portion of Beneficial Uses Conveyed**

	<u>From Water Right</u>		<u>From Pending Change Applications</u>
	<u>Sole Supply Limit</u>		<u>Sole Supply Limit</u>
Irrigation	<u>6.12</u>	(acres)	_____ (acres)
Stockwatering	_____	(ELUs)	_____ (ELUs)
Domestic	_____	(families)	_____ (families)
Municipal	_____	(ac ft)	_____ (ac ft)
Industrial	_____	(ac ft)	_____ (ac ft)
Other	_____		_____

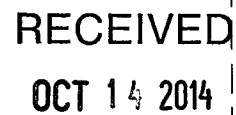
5. Diversion Limit (acre-feet) 24.48


6. Grantee(s) Bishop and DeVincent, LLC

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**OCT 14 2014**

7. Mailing Address : \_\_\_\_\_

8. Special Conditions of Conveyance After this deed and the previous one there is 3.31 acres left to update to the Culver R. Andersen Family Trust.



Culver R. Andersen Family Trust		
Report of Conveyance		
PREPARED BY: <b>Jim Riley Engineering LC</b>		
DATE	DATE OF SURVEY	SCALE 1"=300'
WATER RIGHT NUMBER	WATER RIGHT LOCATION Sec 13, T5S, R1E	APPLICATION NO:



2396  
WARRANTY DEED

51- P. 22 of claim  
582  
12-5-1  
1939-41  
T51R1E  
1339-41  
S 1/2 of NE 1/4 Sec 13  
N 1/2 of NE 1/4 Sec 13  
E 1/2 of S 1/4 Sec 13  
NW 1/4 Sec 14  
SW 1/4 Sec 14  
S 1/2 of SW 1/4 Sec 14  
NW 1/4 Sec 15  
E 1/2 of S 1/4 Sec 15  
NW 1/4 Sec 15  
S 1/2 of SW 1/4 Sec 15  
NW 1/4 Sec 15

James E. Peters and Eliza C. Peters, husband and wife, Grantor s  
of American Fork County of Utah, State of Utah, hereby CONVEY and  
WARRANT to Culver R. Anderson and Lois P. Anderson, husband and wife,  
as joint tenants under the rules of the common law, and not as tenants in common,  
with full right of survivorship, title to vest absolutely in the survivor upon  
the death of either, Grantee s

of American Fork County of Utah, State of Utah, for the sum of  
Ten dollars and other good, valuable, and adequate consideration . . . DOLLARS.

the following described tract of land in Utah County, State of Utah:

Commencing 8.215 chains South along section line from the Northeast  
corner of the Southeast quarter of Section 13, Township 5 South, Range  
1 East, Salt Lake Base and Meridian; thence West 6.932 chains; thence  
South 2.272 chains; thence West 1.697 chains; thence North 2.272 chains;  
thence West 18.03 chains; thence South 5.87 chains; thence North 86°  
East 13.64 chains; thence South 7° East 11.81 chains; thence South 74°  
East 8.98 chains; thence East 20 chains; thence North 9.62 chains; thence  
West 9.25 chains; thence North 10.38 chains; thence West 7.43 chains along  
the south right-of-way of road, to the point of beginning.

Also commencing 15.66 chains East from the center of Section 13, Township  
5 South, Range 1 East, of the Salt Lake Base and Meridian; thence South  
7.35 chains, thence East 7.08 chains, thence North 14.89 chains, thence  
West by South 50° 6.89 chains, thence South 6.75 chains to the place of  
beginning.

C 1174-B  
C 1743  
C 1177

WITNESS the hand of said Grantors, this

day of February, A. D. 1950,

Signed in the presence of

James E. Peters  
Eliza C. Peters

STATE OF UTAH } ss.  
County of Utah }

On the 28th day of February, A. D. 1950, personally  
appeared before me James E. Peters and Eliza C. Peters,  
the signers of the within instrument, who duly acknowledged to me that  
they executed the same.

Residing at: American Fork

My Commission expires: My Commission Expires Sept. 11, 1954

STANDARD SUPPLY CO., PROVO, UTAH

(Use black typewriter ribbon only)

RECEIVED

OCT 14 2014

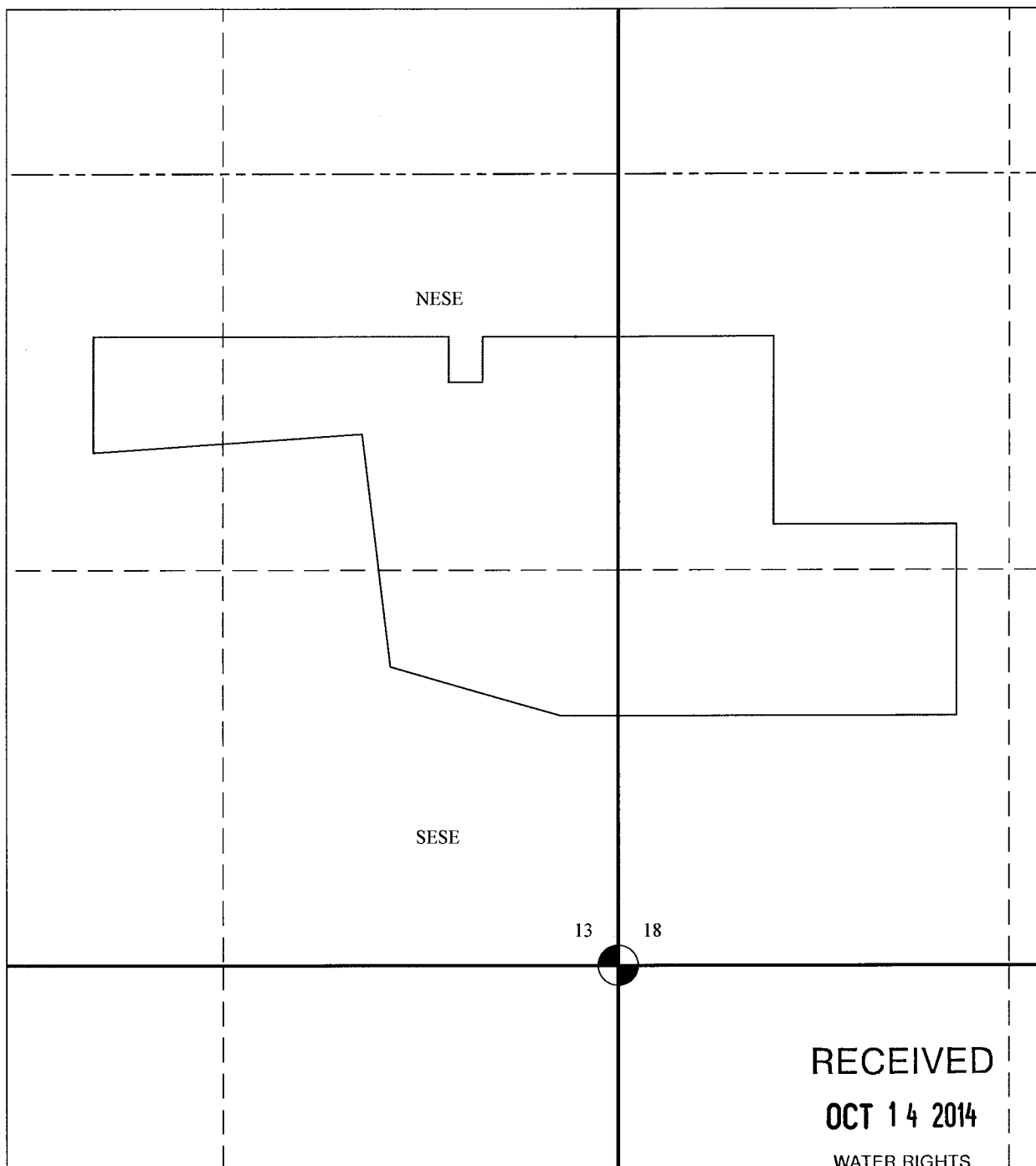
WATER RIGHTS  
SALT LAKE

RECORDED BY  
COMPARED BY  
INDEXED BY  
FILED BY  
MAIL TO

Mar 8 3 56 PM '50

P.H.  
Sec 13 T51R1E  
Sec 14 T51R1E

2396



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OCT 14 2014

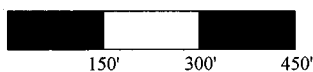
WATER RIGHTS  
SALT LAKE



Land Being Deeded - 53 acres  
(This is also part of the POU of Water Right 55-1918)



N



Culver R. Andersen Family Trust

Report of Conveyance

PREPARED BY:

Jim Riley Engineering LC

DATE

DATE OF SURVEY

SCALE

1"=300'

WATER RIGHT NUMBER

WATER RIGHT LOCATION

APPLICATION NO:

Sec 13, T5S, R1E



Recorded at Request of \_\_\_\_\_

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page (R) Ref. \_\_\_\_\_

Mail tax notice to \_\_\_\_\_ Address \_\_\_\_\_

41924

## QUIT CLAIM DEED

CULVER R. ANDERSEN and LOIS P. ANDERSEN, husband and wife,

of American Fork, County of Utah, State of Utah, hereby  
QUIT CLAIM to

CULVER R. ANDERSEN and LOIS P. ANDERSEN, as Trustees of the Culver R. Andersen Family Trust, dated August 19, 1980.

of American Fork, County of Utah, and State of Utah, for the sum of  
For TEN (\$10.00) and other good and valuable consideration DOLLARS  
the following described tract s of land in Utah County,  
State of Utah, to wit:

(SEE ATTACHED SCHEDULE "A")

WITNESS the hand s of said grantor s, this 14th day of November 1980

Signed in the presence of

CULVER R. ANDERSEN

LOIS P. ANDERSEN

STATE OF UTAH,

County of SALT LAKE

On the 14th day of November

19 80

personally appeared before me  
CULVER R. ANDERSEN and LOIS P. ANDERSEN,  
husband and wife,

the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public, residing at \_\_\_\_\_

My commission expires 12-19-83

West Valley City, Utah

THIS DEED PRINTED ESPECIALLY FOR PHOTO-RECORDING. USE BLACK INK AND TYPE

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WATER RIGHTS  
SALT LAKE

SCHEDULE "A"

- A. Commencing at a point which is South 1347.24 feet and West 30.13 feet from the East quarter corner of Section 13, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°38'30" West 277.69 feet; thence North 0°21'30" West 108.07 feet; thence North 89°38'30" East 277.56 feet; thence South 0°25'13" East 108.07 feet to the point of beginning (basis of bearing is State Coordinate system). Together with all improvements thereon and all appurtenances thereunto belonging or in anywise appertaining.
- B. Commencing at a point which is 1347.24 feet South and 30.12 feet West of the East quarter corner of Section 13, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°25'13" East 505.09 feet; thence North 89°18'17" West 197.53 feet; thence North 74°08'44" West 84.04 feet; thence North 0°21'30" West 477.94 feet; thence North 89°38'30" East 277.69 feet to the point of beginning.
- C. Lot 6, Block 2, Anderson Subdivision. Utah County, State of Utah.
- D. Lot 7, Block 2, Anderson Subdivision. Utah County, State of Utah.
- E. Lots, 16, 17, and 18, Granite Park Subdivision. Utah County, State of Utah.
- F. Commencing at Northeast corner of Lot 6, Block 19, Plat "A", American Fork City Survey; West 81.0 feet; South 27 feet; East 45 feet; North 7 feet 7 inches East 36 feet; North 19 feet 2 inches to beginning. Utah County, Utah.
- G. The North 1/2 of Lot 7, Block 19, Plat "A" American Fork City Survey; in Section 14, Township 5 South, Range 1 East, Salt Lake Meridian. Utah County, Utah.
- H. Commencing at Southeast corner of North 1/2 of Lot 7, Block 19, Plat "A", American Fork City Survey; Section 14, Township 5 South, Range 1 East, West 1.24 chains; North 27 feet; East 1.24 chains; South 27 feet to beginning. Utah County, State of Utah.
- I. Commencing 8.215 chains South from Northeast corner of Southeast 1/4 of Section 13, Township 5 South, Range 1 East, Salt Lake Base and Meridian, West 6.932 chains; South 2.272 chains; West 1.697 chains; North 2.272 chains; West 3.8 chains; South 54' West 320 feet; South 89°06' East 501 feet South 379 feet West 200 feet South 119.53 feet; South 5°06' East 416.68 feet; North 72°31' West 320.4 feet; North 5°06' West 777.46 feet; West 50 feet; South 7° East 11.81 chains; South 74° East 517 feet more or less; North 589 feet more or less; East 234.885 feet; North 10.6 chains to beginning. Less sold. 10.46 acres. Utah County, Utah.
- J. Commencing 32.07 chains North of Southwest corner of Section 18, Township 5 South, Range 2 East, Salt Lake Meridian; East 7.35 chains; South 10.38 chains; West 7.35 chains; North 10.38 chains to beginning. Area 7.62 acres. Utah County, Utah.
- K. Commencing at Northeast corner of Lot 7, Block 19, Plat "A", American Fork City Survey; West 1.24 chains; South 30.75 feet; East 1.24 chains; North 30.75 feet to beginning. Utah County, State of Utah.

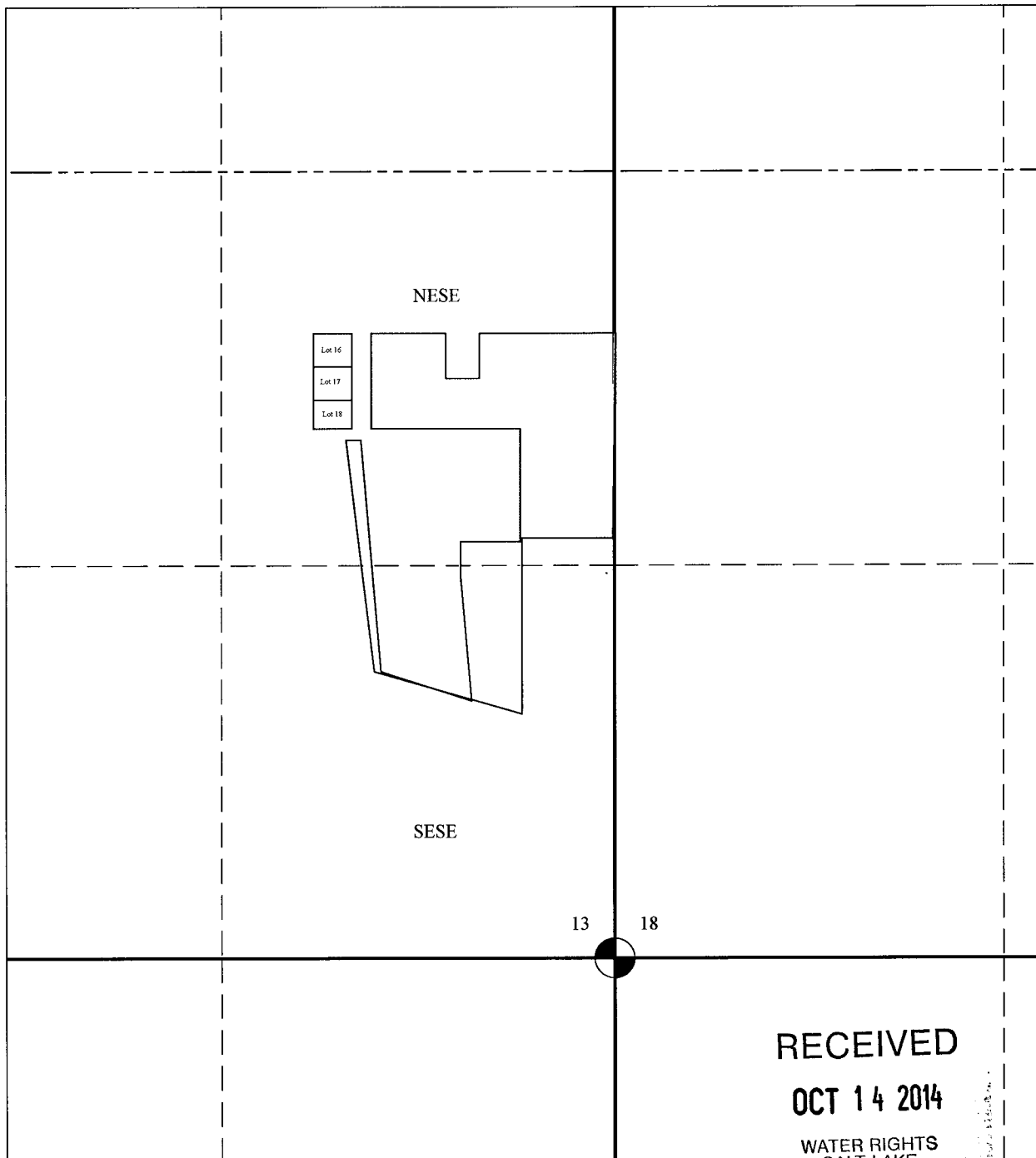
BOOK 1880 PAGE 685

41924

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OCT 14 2014

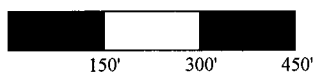
WATER RIGHTS  
SALT LAKE



Land Being Deeded - 12 acres



N



Culver R. Andersen Family Trust

Report of Conveyance

PREPARED BY:  
Jim Riley Engineering LC



DATE

DATE OF SURVEY

SCALE

1"=300'

WATER RIGHT NUMBER

WATER RIGHT LOCATION

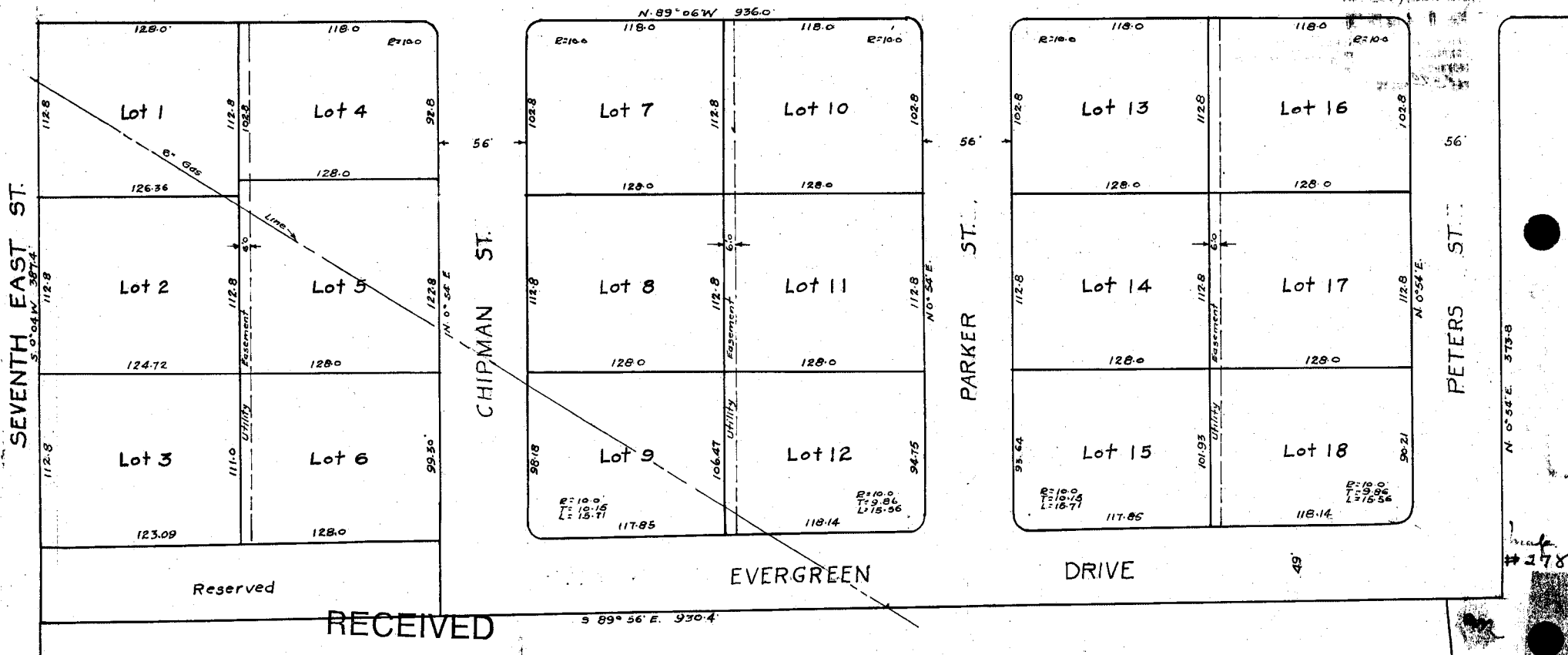
APPLICATION NO:

Sec 13, T5S, R1E

**GRANITE PARK**  
SUB DIVISION OF A PORTION OF  
S.E. 1/4 OF SEC. 13, T.5S, R.1E, S.L.B.M.

C 691-8-1 to 18

THIRD NORTH ST.



**RECEIVED**  
**OCT 14 2014**

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF UTAH

On the day of AD 1950  
Personally appeared before me  
Luis P. Anderson and C. P. Anderson  
The signers of the foregoing Instrument,  
who duly acknowledge to me that they  
executed the same.

*Harold Valley*, Notary Public  
My Com. expires  
3-6-50

WATER RIGHTS  
SALT LAKE

**SURVEYOR'S CERTIFICATE**

I, F. C. Greenwood, a registered land surveyor as prescribed under the laws of the state of Utah, and holding certificate No 1271, do hereby certify that this map made by me fully and correctly represents the Tract of land shown is situated in the City of American Fork, State of Utah.

*Frank C. Greenwood*  
**DESCRIPTION**

Commencing 542.2 ft. So. and 823.5 ft. N. 89° 06' W. from the N.E. corner of S.E. 1/4 of Section 13 Township 5 South, Range 1 East of Salt Lake Meridian; Thence N. 89° 06' W. 936.0 ft.; Th. S. 0° 04' W. 387.4 ft.; Th. S. 89° 56' E., 930.4 ft.; Th. N. 0° 54' E. 373.8 ft. to point of beginning.  
That I have by the authority of said owners herein named subdivided said land into lots and streets to be known as Granite Park

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS  
That CR Anderson and Lois P. Anderson his wife as Joint tenants of American Fork, County of Utah, State of Utah, Owners of the Tract of land described herein having caused the same to be divided into Lots and streets to be hereafter known as Granite Park Sub Division do here by dedicate for the perpetual use of the public all parcels of land designated herein as Chipman St., Parker St., Peters St. and Evergreen Drive and subject to right of way as shown. Oliver W. Anderson

**APPROVAL**

Presented to the Utah County and American Fork City Planning Boards and the Directors authorized to approve  
date

Utah County

date *Mar. 1-1950*  
*William Chapman*  
American Fork City

**RECORDER'S CERTIFICATE**  
I hereby Certify that this Plat was filed in my office this 8 day of March AD. 1950  
*Mildred E. Ream*  
Utah County Recorder.

C-1 278

Recorded at Request of \_\_\_\_\_

ENT 1974 BK 2659 PG 726  
NINA B REID UTAH CO RECORDER BY AT  
1990 JAN 19 4:32 PM FEE 7.00  
RECORDED FOR PROVO ABSTRACT COMPANY

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref. \_\_\_\_\_

Mail tax notice to \_\_\_\_\_ GRANTEE Address 244 South 780 West, LEHI, UTAH  
84043

## WARRANTY DEED

CULVER R. ANDERSEN and LOIS P. ANDERSEN, as Trustees of the CULVER R. ANDERSEN  
FAMILY TRUST, dated August 19, 1980

of American Fork, Utah, County of Utah, State of Utah, hereby  
CONVEY and WARRANT to

RAND A. PATTERSON

of American Fork, Utah  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS

grantee  
for the sum of  
\$10,000.00  
DOLLARS,

the following described tract of land in Utah, County,  
State of Utah:

Commencing South 00 Deg. 25' 13" East along the Section line 543.10 feet and West  
40.11 feet from the West Quarter Corner of Section 18, Township 5 South, Range 2  
East, Salt Lake Base and Meridian; thence as follows: South 00 Deg. 25' 31" East  
946.00 feet; thence North 89 Deg. 30' 37" West 93.30 feet; thence North 72 Deg.  
45' 26" West 28.02 feet; thence North 00 Deg. 25' 31" West 837.92 feet; thence  
South 89 Deg. 30' 37" East 14.00 feet; thence North 00 Deg. 25' 31" West 100.00  
feet; thence South 89 Deg. 30' 37" East 106.00 feet to the point of beginning.

Basis of Bearing is South 00 Deg. 25' 13" East along the Section line.

Being proposed Plat "B", CHIPMAN FARMS SUBDIVISION, American Fork, Utah.

Subject to Easements and Restrictions of record.

WITNESS, the hand of said grantor, this 19 day of  
January, A. D. 19 90

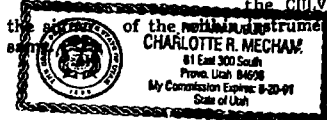
Signed in the Presence of

Culver R. Andersen Trustee  
Lois P. Andersen Trustee  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF UTAH,

County of Utah } ss.

On the 19 day of January, A. D. 19 90  
personally appeared before me CULVER R. ANDERSEN and LOIS P. ANDERSEN, as Trustees of  
the CULVER R. ANDERSEN FAMILY TRUST, dated August 19, 1980  
of the within instrument, who duly acknowledged to me that he executed the



Charlotte R. Meckam  
Notary Public.

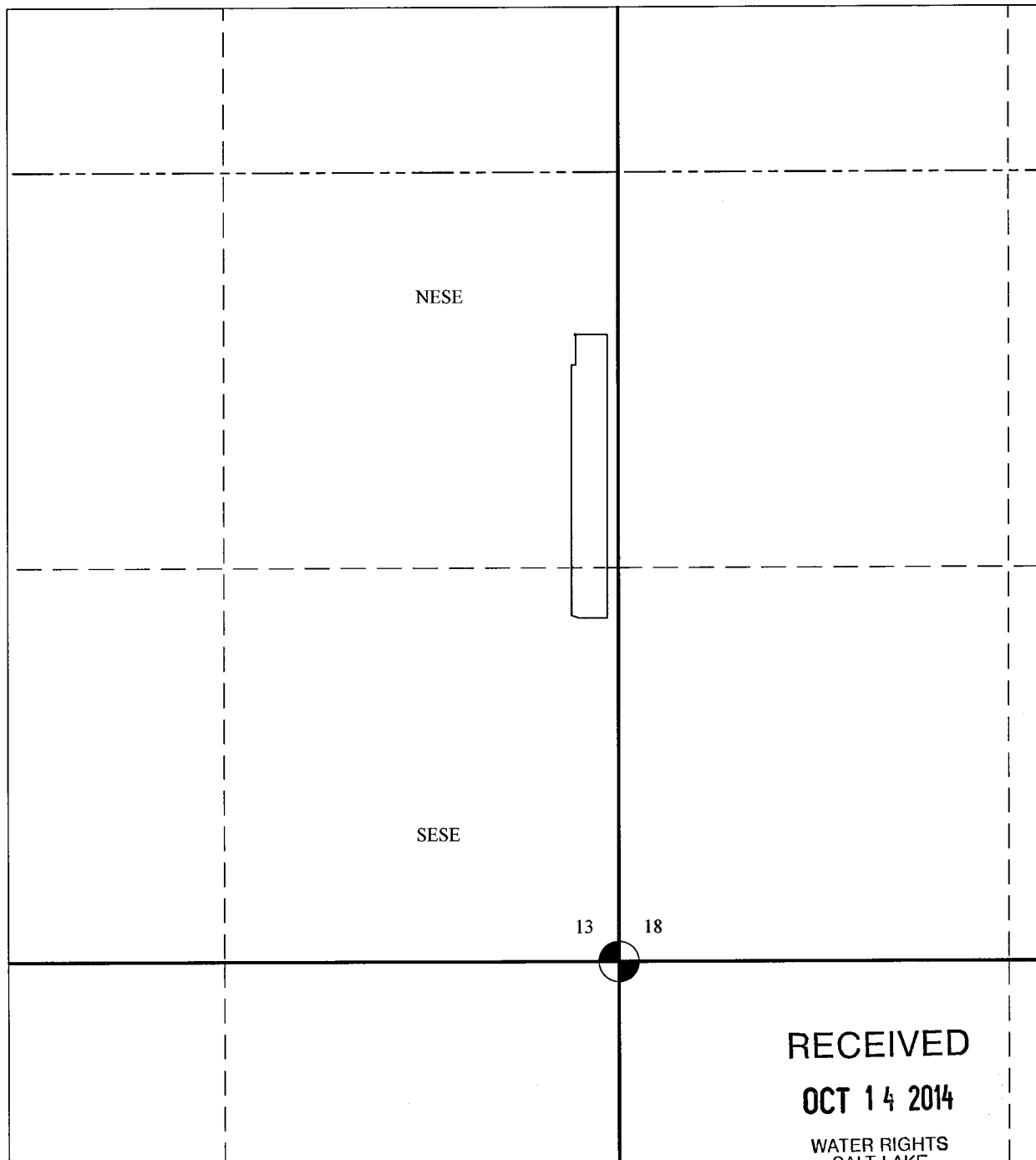
My commission expires 8-20-91 Residing in Provo, Utah


BLANK #101—WARRANTY DEED—GEM PRINTING CO. — SALT LAKE CITY

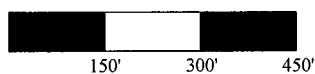
RECEIVED


OCT 14 2014

WATER RIGHTS  
SALT LAKE



 Land Being Deeded



Culver R. Andersen Family Trust			
Report of Conveyance			
PREPARED BY: Jim Riley Engineering LC			
DATE	DATE OF SURVEY	SCALE 1"=300'	
WATER RIGHT NUMBER	WATER RIGHT LOCATION Sec 13, T5S, R1E	APPLICATION NO:	

When Recorded Mail To:  
Bishop & DeVincent, L.L.C., Grantee  
688 West 2760 North  
Pleasant Grove, UT 84062

### WARRANTY DEED

Lois P. Andersen, an individual as to a 50% interest, and Lois P. Andersen, Juel Andersen Belmont, Linda Andersen Metos, and Vicki Andersen Knudson, Trustees of the Culver R. Andersen Family Trust, dated August 19, 1980, as to a 50% interest, Grantors, of 820 East Evergreen Drive, American Fork, Utah 84003, hereby convey and warrant to Bishop & DeVincent, L.L.C., a Utah limited liability company, Grantee, of 688 West 2760 North, Pleasant Grove, UT 84062, for the sum of One Million Ten Thousand Dollars (\$1,010,000), the following described real property in Utah County, State of Utah, to wit:

See Exhibit "A," attached hereto and hereby incorporated by reference as if set forth fully herein.

SUBJECT TO: County and /or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenant, Conditions, Restrictions, Right-of-Way, Easements, and Reservations now of Record.

Attached hereto as Exhibit "B" and hereby incorporated by reference is the Declaration of Protective Covenants, Conditions, and Restrictions of Andersen Planned Unit Development (herein after referred to as "Declaration"). This Declaration shall be covenants running with the land and binding on the Grantee or any subsequent owner. In the event of a breach of the Declaration, the Grantors, or their successors in interest, may enforce the Declaration as a third-party beneficiary with the right to recover all attorney fees and costs, including litigation costs, if it occurs, necessary to enforce the terms of the Declaration.

Witness the hands of said Grantors this 2 day of October, 2005.

*Lois P. Andersen*

Lois P. Andersen, an individual, Grantor

State of Utah                    )  
  ) ss.  
County of Utah                 )

RECEIVED

OCT 14 2014

WATER RIGHTS  
SALT LAKE

The foregoing instrument was acknowledged before me this 2 day of October, 2005, by Lois P. Andersen, an individual, Grantor.



B. A. B.  
Notary Public

Lois P. Andersen  
Lois P. Andersen, Trustee, Grantor

State of Utah )  
 ) ss.  
County of Utah )

The foregoing instrument was acknowledged before me this 2 day of October, 2005, by Lois P. Andersen, Trustee of the Culver R. Andersen Family Trust, dated August 19, 1980, Grantor.

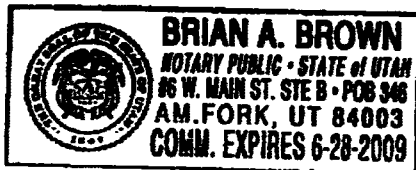


B. A. B.  
Notary Public

Juel Andersen Belmont  
Juel Andersen Belmont, Trustee, Grantor

State of Utah )  
 ) ss.  
County of Utah )

The foregoing instrument was acknowledged before me this 2 day of October, 2005, by Juel Andersen Belmont, Trustee of the Culver R. Andersen Family Trust, dated August 19, 1980, Grantor.



B. A. B.  
Notary Public

Linda Andersen Metos  
Linda Andersen Metos, Trustee, Grantor

State of Utah )  
 ) ss.  
County of Utah )

The foregoing instrument was acknowledged before me this 2 day of October, 2005, by Linda Andersen Metos, Trustee of the Culver R. Andersen Family Trust, dated August 19, 1980, Grantor.

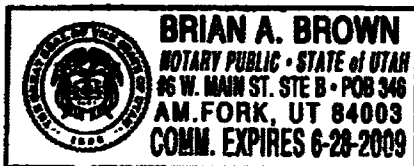


Brian A. Brown  
Notary Public

Vicki Andersen Knudson  
Vicki Andersen Knudson, Trustee, Grantor

State of Utah )  
 ) ss.  
County of Utah )

The foregoing instrument was acknowledged before me this 2 day of October, 2005, by Vicki Andersen Knudson, Trustee of the Culver R. Andersen Family Trust, dated August 19, 1980, Grantor.



Brian A. Brown  
Notary Public

# EXHIBIT A

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OCT 14 2014

WATER RIGHTS  
SALT LAKE

EXHIBIT "A"

ENT 112866:2005 Pg 5 of 27

LEGAL DESCRIPTION

Proposed plat parcel

Beginning at a point in the northerly boundary of Fleming Drive, said point being located North 00° 25'13" West along section line 821.17 feet and West 40.00 feet from the Southeast corner of Section 13, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence the following three courses and distances along said northerly boundary: 1) North 89° 30'37" West 193.36 feet, 2) along the arc of a 150.00 foot radius curve to the right 42.90 feet (central angle = 16° 23'13") the chord of which bears North 81° 19'00" West 42.75 feet, and 3) North 73° 07'24" West 226.23 feet to a fence line in the easterly boundary of Culver Acres Subdivision; thence North 04° 36'14" West along said fence line and extension thereof 414.31 feet to the Northeasterly corner of said Culver Acres Subdivision; thence North 00° 25'13" West 119.51 feet to the southerly boundary of 200 North Street; thence North 89° 34'47" East along said southerly boundary 17.47 feet; thence North 00° 25'13" West 56.00 feet; thence North 00° 25'13" West along the Easterly boundary of Lot 5, Andersen Subdivision, 147.72 feet; thence North 24° 23'13" West along the Easterly boundary of Lot 4, Andersen Subdivision, 134.55 feet to the southerly boundary of Evergreen Drive; thence South 89° 31'13" East along said southerly boundary 6.79 feet; thence along the arc of a 60.00 foot radius curve to the right 17.13 feet (central angle = 16° 21'30") the chord of which bears South 81° 20'28" East 17.07 feet; thence along the arc of a 60.00 foot radius curve to the left 112.32 feet (central angle = 107° 15'23") the chord of which bears North 53° 12'32" East 96.62 feet; thence North 00° 25'13" West 95.68 feet; thence North 06° 52'10" East 39.41 feet; thence North 00° 25'13" West 184.86 feet to the southerly boundary of 300 North Street; thence South 89° 31'13" East along said southerly boundary 306.45 feet to the westerly boundary of Chipman Farms Subdivision, Plat "B" as recorded in the office of the Utah County Recorder; thence the following four courses and distances along said Plat "B": 1) South 00° 25'31" East 98.09 feet, 2) North 89° 30'37" West 14.00 feet, 3) South 00° 25'31" East 974.51 feet and 4) North 89° 34'29" East 119.99 feet to the westerly boundary of 900 East Street; thence South 00° 25'31" East along said westerly boundary 233.44 feet to the point of beginning.

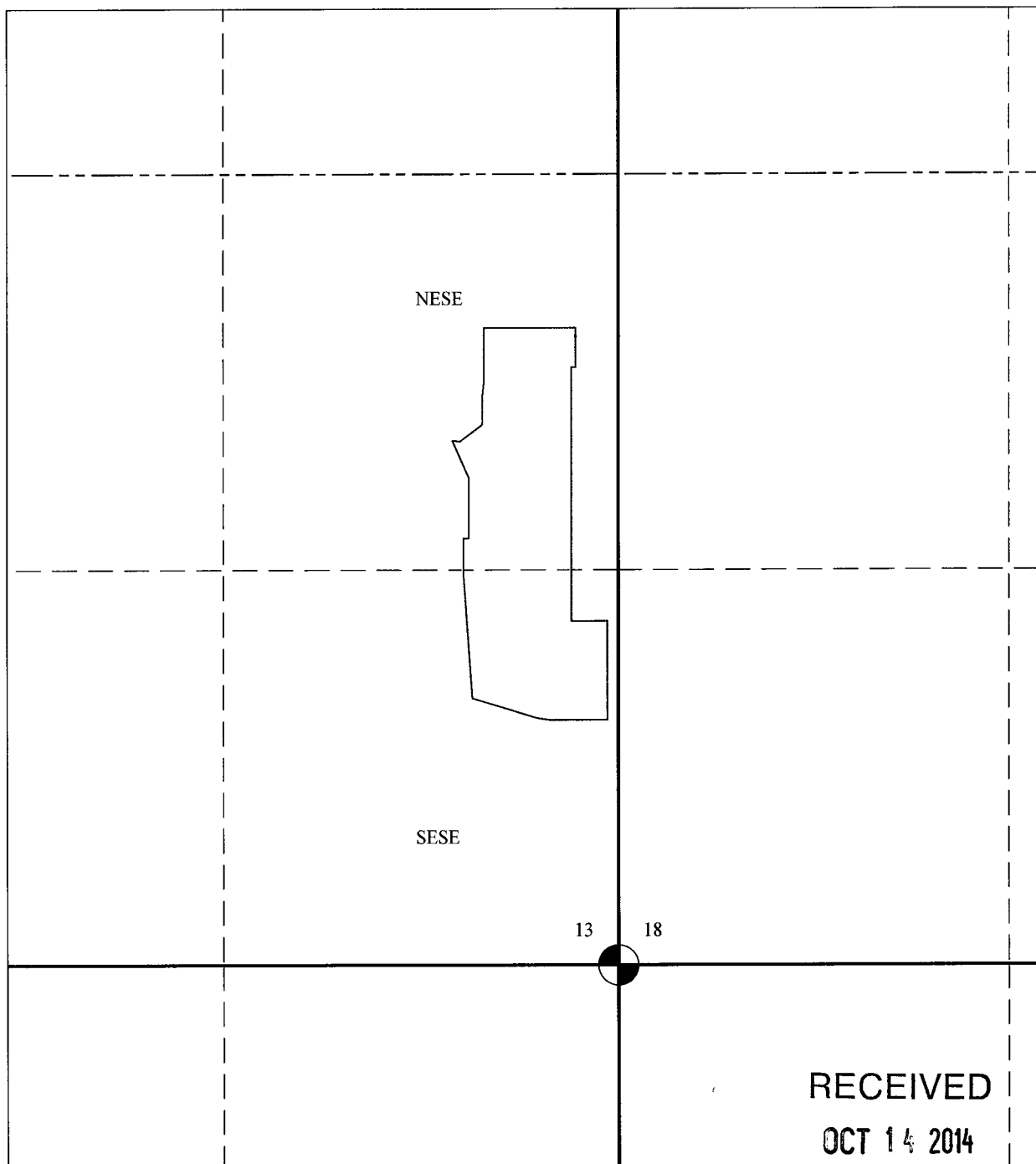
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

Parcel No.: 12-071-0136, 12-071-0019, 12-071-0077, 12-071-0133, 34-020-0006, 34-020-0007

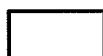
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WATER RIGHTS  
SALT LAKE



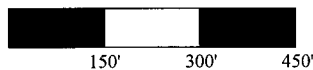
WATER RIGHTS  
SALT LAKE



Land Being Deeded - 11 acres



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Culver R. Andersen Family Trust

Report of Conveyance

PREPARED BY:

Jim Riley Engineering LC

DATE

DATE OF SURVEY

SCALE

1"=300'

WATER RIGHT NUMBER

WATER RIGHT LOCATION

APPLICATION NO:

Sec 13, T5S, R1E

